

CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
11/23/16
BIM / TDM



Location: 2428-30 South Louisiana Street
Applicant: Matt Foster for Little Rock Historic Properties
Permit Type: Certificate of Appropriateness

Description: This project calls for a full rehabilitation of the house and detached garage. Most of the proposed work (eg. repair / replace windows, roofing, and masonry with like materials) can be approved at the staff level. Items requiring Commission review include reconstructing and enclosing the rear porch as an enclosed living space; replacing the brick front porch columns with wood columns; installing front porch pendant lights; and removing the rear chimney.

Historic Significance: Claude Booher, a contractor, real estate agent, dry goods merchant, and president of the Economical Heating Company, built the Booher House for himself, circa 1909, in the Colonial Revival style. Sanborn maps indicate the rear sleeping porch was enclosed sometime between 1913 and 1939. By 1914, the property was home to Joseph Eagle, a retired merchant from Lonoke, whose uncle James Eagle had served as governor. The property was owned by the Bethea-Laing family from 1932 until 2014. Mrs. Elizabeth Laing (b. 1916) recalls the house was divided into upstairs and downstairs units soon after the family bought the house, and that the concrete front porch seen today was installed in the early 1960s. A 1987 architectural survey describes the property as being in good condition, but subsequent surveys in 2001 and 2007 describe the house as threatened by neglect and deterioration. (The surveyors noted similar deterioration to the circa 1925 garage at the northwest corner of the property.) Architecturally notable in this neighborhood for its brick veneer construction, full basement, and two-story porch columns, the house is listed in the National Register as a contributing resource in the Governor's Mansion Historic District. The current owners acquired the property in 2016.

Previous Action: The area south of 23rd Street was added to the Capitol Zoning District in 2001. No permits have been issued for this property since that time. The Commission found in May 2014 that the property was suffering from demolition by neglect, following a complaint from the Downtown Neighborhood Association.

Zoning: This property is located in Zone "M". This residential zone comprises most of the Mansion Area.

Review Criteria for Certificates of Appropriateness:

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (a)

A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the District. *Major modifications* are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission's Master Plan and Standards.

Staff finds the proposal represents a request for a major modification and should be reviewed by the Design Review Committee and the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)

When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan. Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties. Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration(s) would be impossible or wholly unreasonable ... Changes to all other structures and site features, as well as new construction, shall be evaluated according to the applicable Design Standards.

Staff believes there is sufficient documentary and physical evidence indicating the structure was built prior to 1940 and finds the proposal should be evaluated according to the General Standards, the Rehabilitation Standards, and the Mansion Area Master Plan.

Capitol Zoning Rehabilitation Standards for Historic Properties, Interpretation of Terms Related to Compliance

Historic - In general, a historic property is one that is at least 40 years old or older and largely unchanged; some properties less than 40 years old may also be considered historic if they are of exceptional significance. The CZDC is especially concerned with those properties that are associated with significant people or events or convey a character of building and design found during the District's period of significance, roughly 1880-1940. Note that in some cases, a CZDC-designated property may also be listed in the National Register of Historic Places.

Staff finds the property in question to be historic and believes there is sufficient documentary and physical evidence to date the structure to within the District's period of significance.

Capitol Zoning Rehabilitation Standards for Historic Properties, Preservation Principles

Principle 1: Respect the historic design character of the building.

Don't try to change its style or make it look older than it really is. Confusing the character by mixing elements of different styles also is an example of disrespect.

Principle 3: Protect and maintain significant features and stylistic elements.

Distinctive stylistic features ... should be treated with sensitivity.

Staff finds the proposal is consistent with these principles.

Capitol Zoning Rehabilitation Standards for Historic Properties, Porches

Policy: Where a porch is a primary character-defining feature of a front façade, it should be maintained.

Staff finds the front porch to be a character-defining feature that should be maintained.

*** R5.1 Preserve an original porch.**

* Maintain the basic porch structure as well as its distinctive trim features.

* Match the original character of porch columns ...

Staff finds that the proposal to replace the historic brick columns with wood columns is NOT consistent with this standard.

***R5.3 Enclosing a historic front porch is inappropriate.**

- Enclosing a porch destroys the openness and transparency of the porch and is inappropriate. This applies to front porches and to significant side porches that are visible from the street.
- Enclosing a porch with glass is also inappropriate.
- Enclosing a subordinate side porch or one in the rear may be considered, if the enclosure maintains the height and shape of the historic roof and if the size of the openings and materials match those of the main structure. The Capitol Zoning District Commission will consider such approaches on an individual basis.

Rear porch: Staff finds the proposal is consistent with this standard. It is not a significant side porch nor a front porch. The enclosure will maintain the historic roofline, will be constructed of wood, and the window materials and sizes will match either those on the main house or the existing openings currently present on the porch.

*** R5.4 If porch replacement is necessary, reconstruct it to match the original in form and detail.**

- Use materials similar to the original.
- Speculative construction of a porch is discouraged. Avoid applying decorative elements that are not known to have been used on such houses.

Front porch: Staff finds the proposal is NOT consistent with this standard. Though written in regards to whole porch replacement, staff believes this standard is also applicable to individual porch elements. Staff believes the proposed wood replacement columns do not match the originals. Staff moreover believes the proposed pendant light fixtures represent a decorative element not known to have been used on such houses.

Rear porch: Staff finds the proposal is consistent with this standard. The existing rear porch is in severe disrepair.

Capitol Zoning Rehabilitation Standards for Historic Properties, Architectural Details

Policy: Architectural details help establish a historic building's distinct visual character; thus, they should be preserved whenever feasible. If architectural details are damaged beyond repair, their replacement, matching the original detailing, is recommended.

Staff finds the front porch columns to be architectural details that help establish the structure's distinct visual character.

***R6.1 Avoid removing or altering significant architectural details.**

- Porches, turned columns, brackets and jigsaw ornaments are examples of architectural features which should be preserved.

***R6.2 Avoid adding elements or details which were not part of the historic design.**

- For example, details such as decorative millwork or shingles should not be added to buildings if they were not original features of the structure.

***R6.3 Protect and maintain significant stylistic elements.**

- Distinctive stylistic features and examples of skilled craftsmanship should be treated with sensitivity.
- The best preservation procedure is to maintain historic features from the outset so that intervention is not required.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.

Staff finds the proposal to replace the front porch columns is NOT consistent with these standards.

Capitol Zoning Rehabilitation Standards for Historic Properties, Roofs

Policy: The character of a roof should be preserved, including its form and materials, whenever feasible.

Staff finds the proposal to remove the rear chimney is consistent with this policy. Its location at the rear does not contribute to the character of the roof.

*** R7.5 Preserve original roof materials.**

*** R7.6 Preserve significant design features of historic roofs.**

Staff finds the proposal to remove the rear chimney is consistent with these standards. Due to its location at the rear and the substantial height of the house, the chimney is not a significant design feature.

Capitol Zoning Rehabilitation Standards for Historic Properties, About This Document

An asterisk adjacent to a statement in the text indicates that it is a standard that will not be waived by the Capitol Zoning District Commission for historic structures or site features built during the District's period of significance, except as an Economic Hardship. For other historic structures or site features, these standards may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the property or the surrounding neighborhood.

Staff finds the structure to be historic, and believes it was built during the District's period of significance. Staff believes the proposals to reconstruct and enclose the rear porch, remove the rear chimney are generally consistent with the applicable review criteria and do not require any waivers for approval. The proposal to replace the front porch columns with wood and install contemporary pendant lights are not consistent with Review Standard R5.4, and because this standard includes an asterisk, it may not be waived except in cases of economic hardship. The proposed column replacement is also not consistent with standards R6.1, 6.2, and 6.3, all of which include asterisks.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff finds the proposed porch reconstruction and enclosure and chimney removal are generally consistent with these standards. The proposed column replacement and installation of the proposed pendant lights are not consistent with these standards.

Mansion Area Master Plan, *Planning & Design Goals*

1. To revitalize existing housing ...

Mansion Area Master Plan, *Urban Design Goals*

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.

3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal is consistent with these goals.

Neighborhood Reaction: None to date.

Proposed Findings: Based on the materials submitted by the applicant, historic maps from 1897 to 1950, historic photos, and architectural surveys conducted from 1977 to 1998, staff finds that:

- 1) This application represents a request to reconstruct an existing rear porch and enclose it, remove a chimney, replace brick front porch columns with wood;
- 2) The house was built during the period of significance, has retained its integrity, and should be considered historic.
- 3) The rear porch is severely deteriorated;
- 4) The proposed enclosure will use materials and openings similar to the main house and the materials and openings currently found on the porch.
- 5) The chimney proposed for removal is located near the rear of the house and is not substantially visible from the public right of way.
- 6) The brick front porch columns were present as early as the 1930s.
- 7) The pendant lights proposed for the front porch represent a decorative element not known to have been used on such houses.

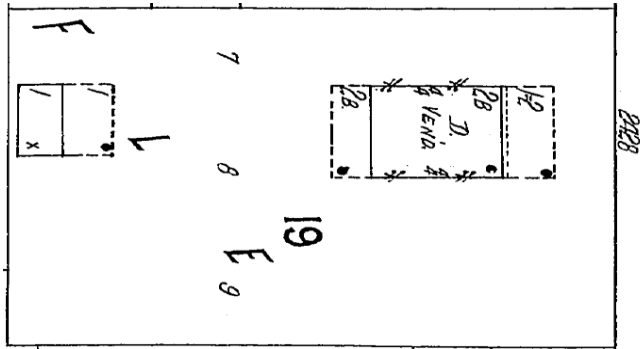
Proposed Conclusions: Based on the findings above:

- 1) The proposal to reconstruct and enclose the rear porch is consistent with the review criteria;
- 2) The proposal to remove the rear chimney is consistent with the review criteria;
- 3) The proposal to replace the front porch columns with wood is **not** consistent with the review criteria.
- 4) The pendant lights proposed for installation on the front porch are **not** consistent with the review criteria.

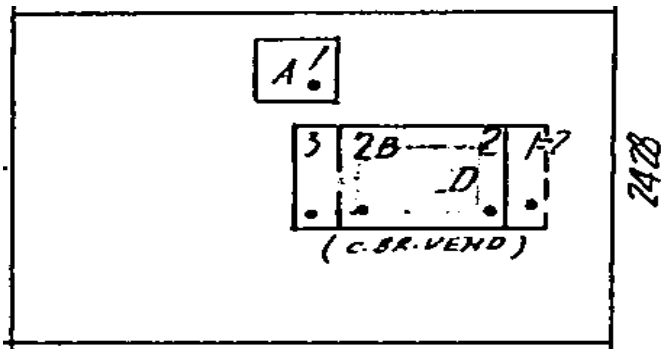
Staff Recommendation: Based on the above findings, staff recommends **denial** of the proposal to replace the front porch columns with wood and install the proposed decorative pendant lights, and staff recommends **approval** of the proposed rear porch reconstruction and enclosure and the removal of the rear chimney with the following conditions:

- 1) That all applicable State and City codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times.

Details from Sanborn Fire Insurance Co. maps



1913 - Note the brick veneer, two story front porch, triple lot, and rear shed. The "B" indicates a basement space.



1939-50 - The triple-lot (above) is now a double lot. The small storage building to the rear has been replaced with an auto garage. The porch to the rear, formerly open, is now enclosed. The notation "C.BR.VEND" indicates a brick veneer and concrete foundation.

Historic photos of property *(courtesy of the Laing-Landfair family)*



This photo features Griffith Laing, Sr. (1911–2001) as a young man, and was likely taken soon after the family acquired the house in 1932.



What appears to be a concrete front porch is seen in this photo, presumably from the early 1960s. The second entrance (on the left side of porch) to the upstairs unit is also seen here.

Archive photos of property



1987



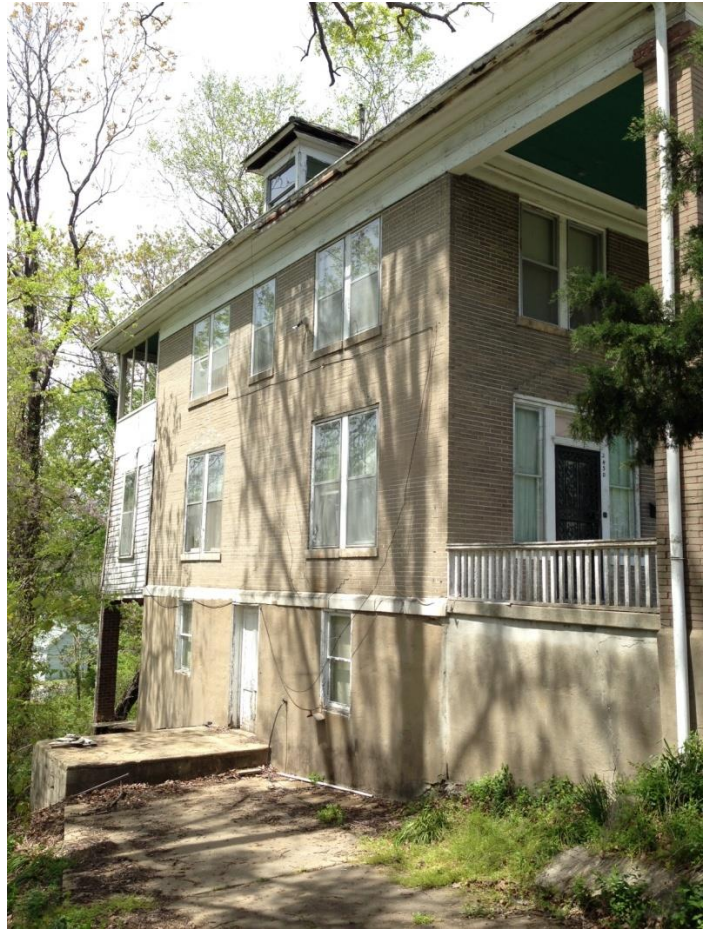
2001



2007



2014 photos of property



Additional 2014 photos of property



front (east) dormer



front (east) eave



side (north) façade



side (south) façade



rear porch detail



South and north sides of the rear porch



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 2428 Louisiana Street, Little Rock, AR 72206

PROPERTY OWNER Matt Foster Investments, LLC

PERSON FILING APPLICATION Matt Foster
if other than owner

APPLICANT PHONE
AND EMAIL

APPLICANT SIGNATURE Matt
AND DATE

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE See attached plans. Also, restoring shed building to original shape and re roof with Architectural shingles



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MWF CONSTRUCTION

B O O H E R H O U S E

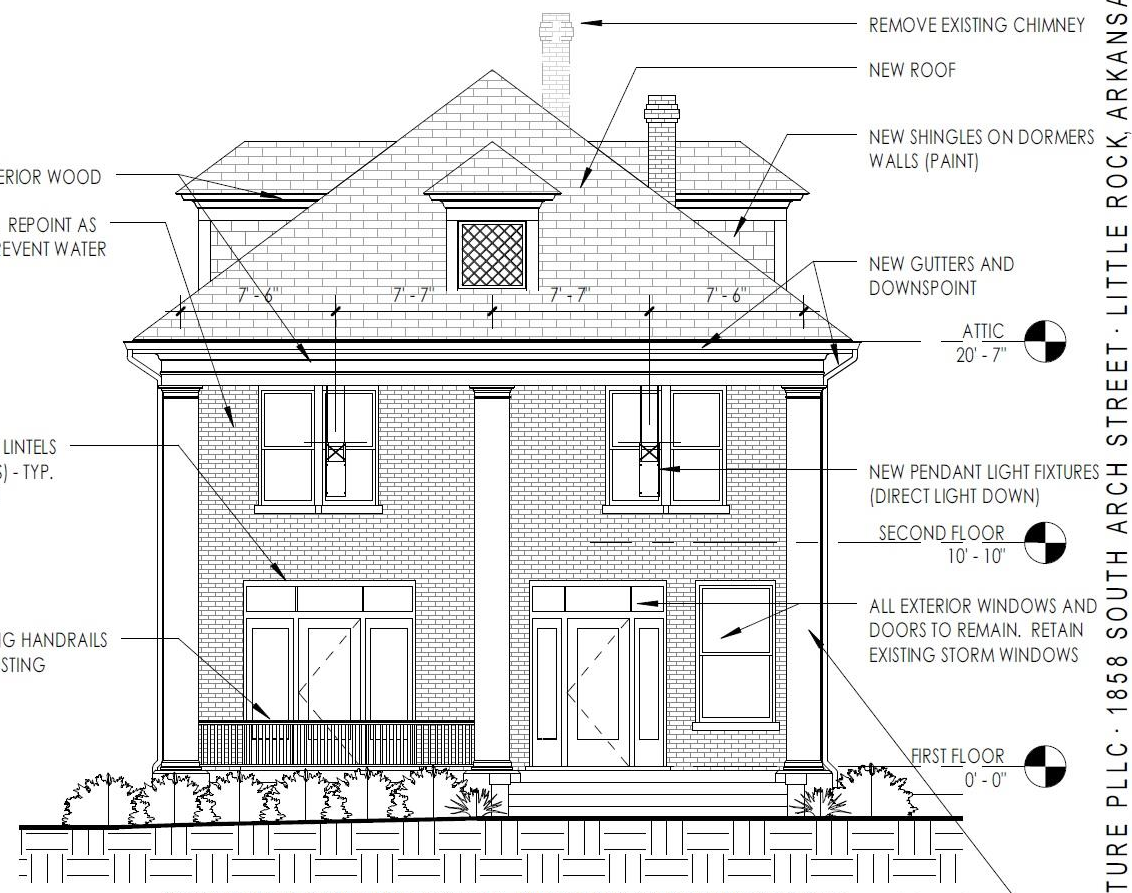
2428 SOUTH LOUISIANA STREET, LITTLE ROCK, ARKANSAS

COVER SHEET

Project number	16012	A0.0
Date	07 NOV 16	
Revised	Author	
		Scale



② SOUTH ELEVATION
1/8" = 1'-0"



OPTION A: REPAIR EXISTING BRICK COLUMNS. REPLACE BRICK CAP WITH PRE-CAST CAP (BRICK CAP DOES NOT MATCH COLUMN, AND COLUMN DOES NOT MATCH HOUSE)
OPTION B: REPLACE EXISTING BRICK COLUMNS WITH WOOD COLUMNS. EXISTING BRICK VENEER COLUMNS DO NOT MATCH HOUSE - BRICK AND MORTAR ARE BOTH DIFFERENT. REMOVE EXISTING BRICK. INVESTIGATE ORIGINAL COLUMN CONSTRUCTION, AND IF NECESSARY INVESTIGATE SIMILAR NEARBY HOUSES OF THE SAME PERIOD.

① EAST ELEVATION
1/8" = 1'-0"

MWF CONSTRUCTION

B O O H E R H O U S E

2428 SOUTH LOUISIANA STREET, LITTLE ROCK, ARKANSAS

EAST AND SOUTH ELEVATIONS

Project number	16012
Date	07 NOV 16
Revised	Author

A2.1

Scale 1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"

MWF CONSTRUCTION

B O O H E R H O U S E

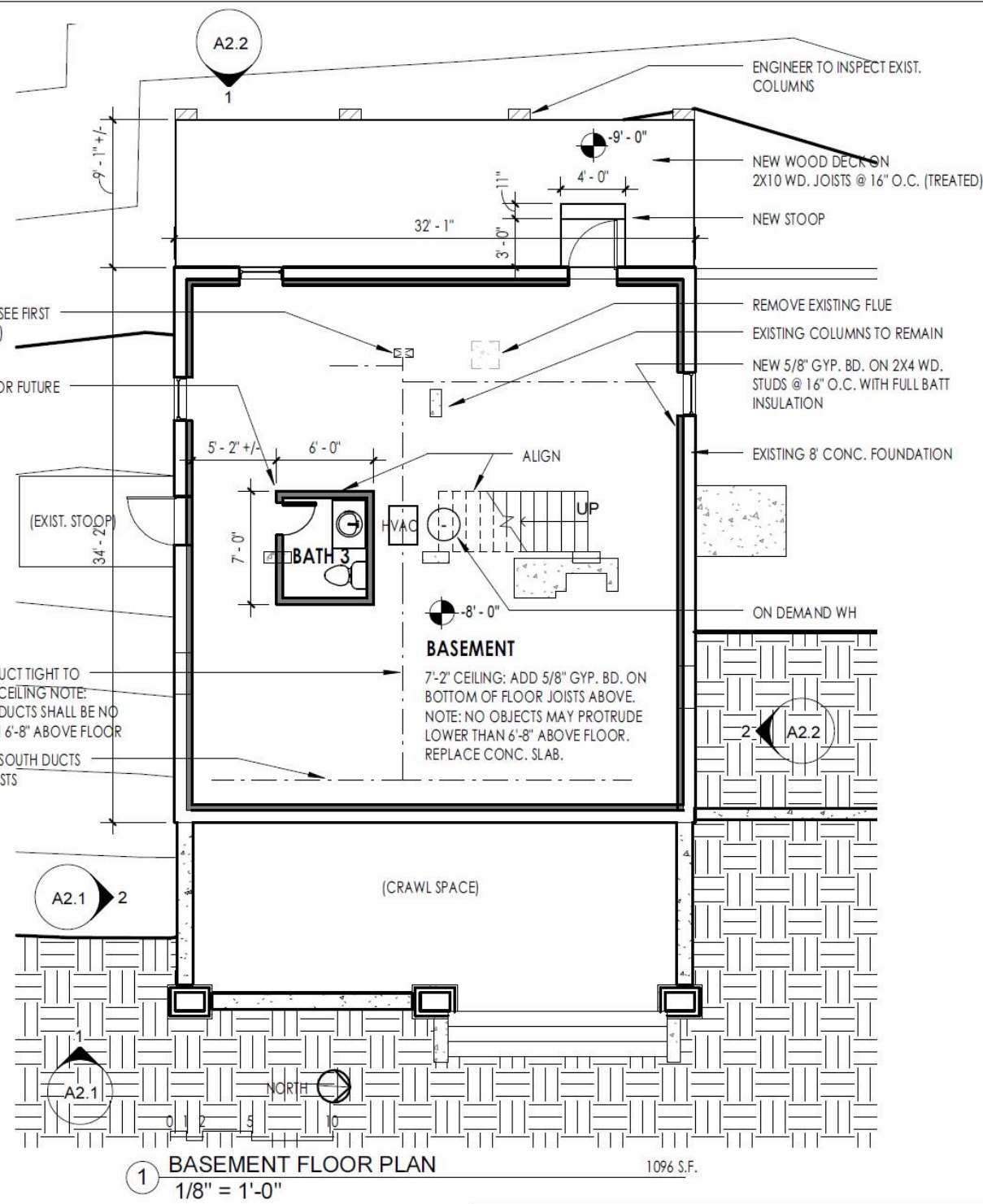
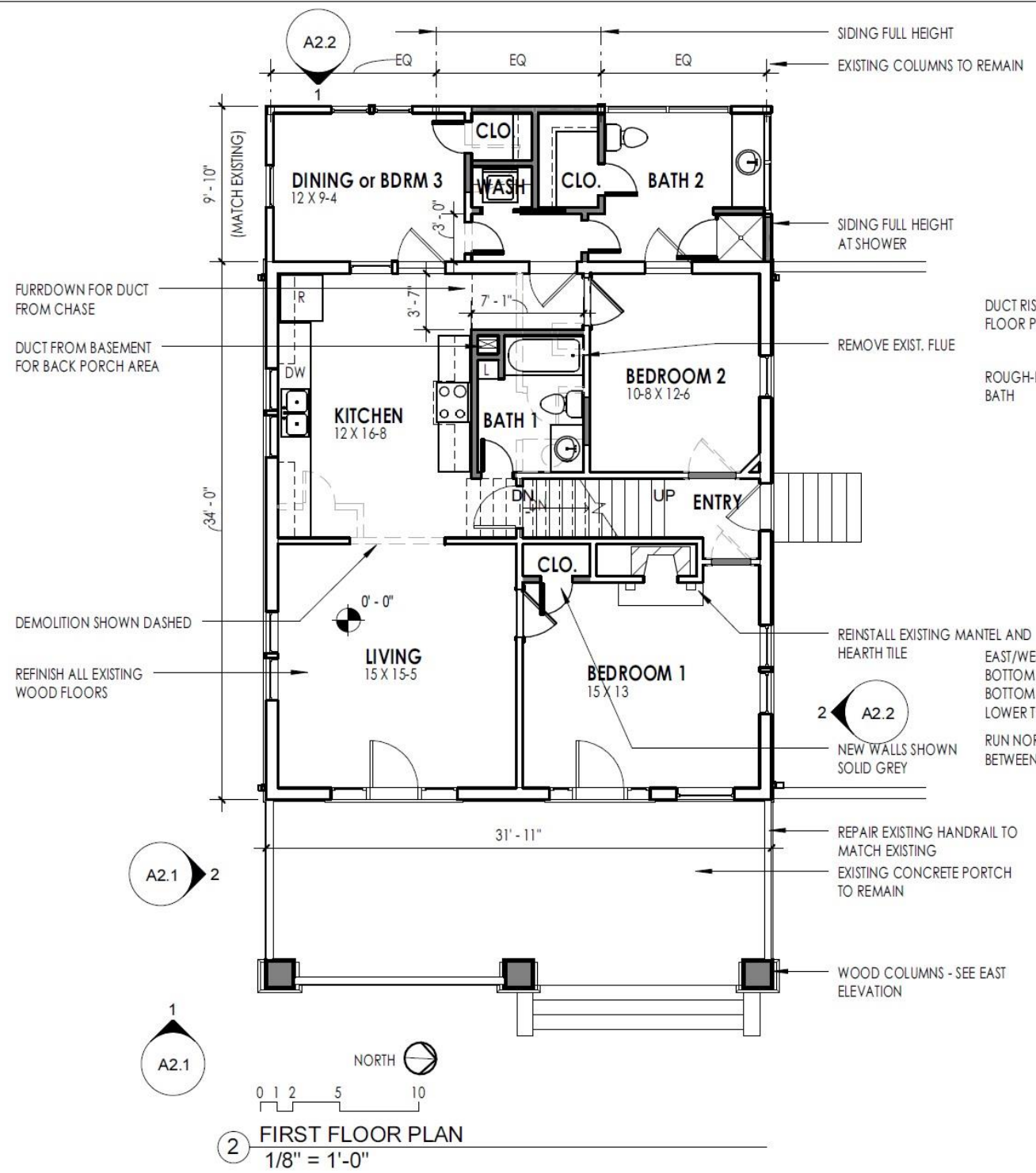
2428 SOUTH LOUISIANA STREET, LITTLE ROCK, ARKANSAS

WEST AND NORTH ELEVATIONS

Project number 16012
Date 07 NOV 16
Revised Author

A2.2

Scale 1/8" = 1'-0"

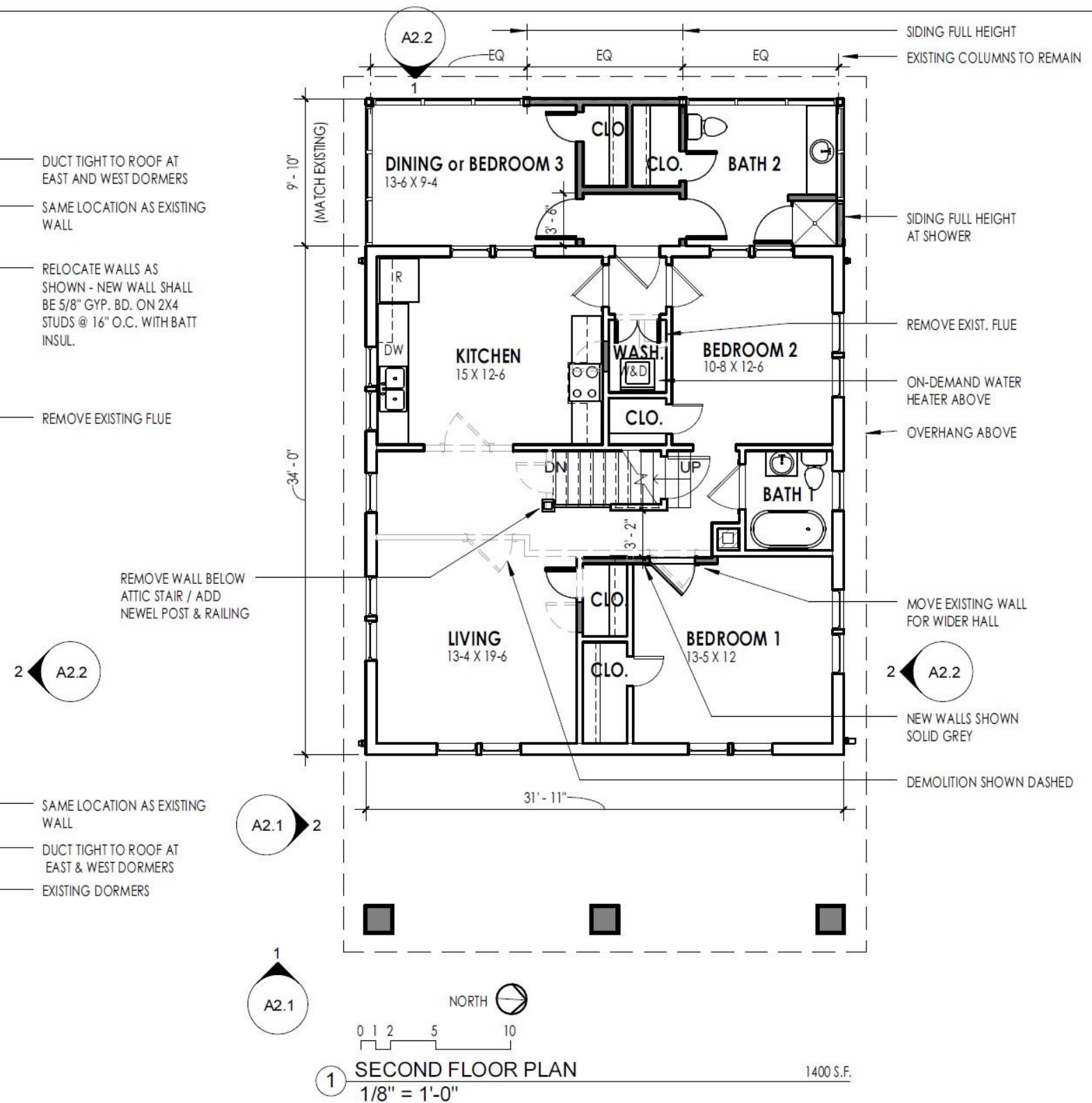
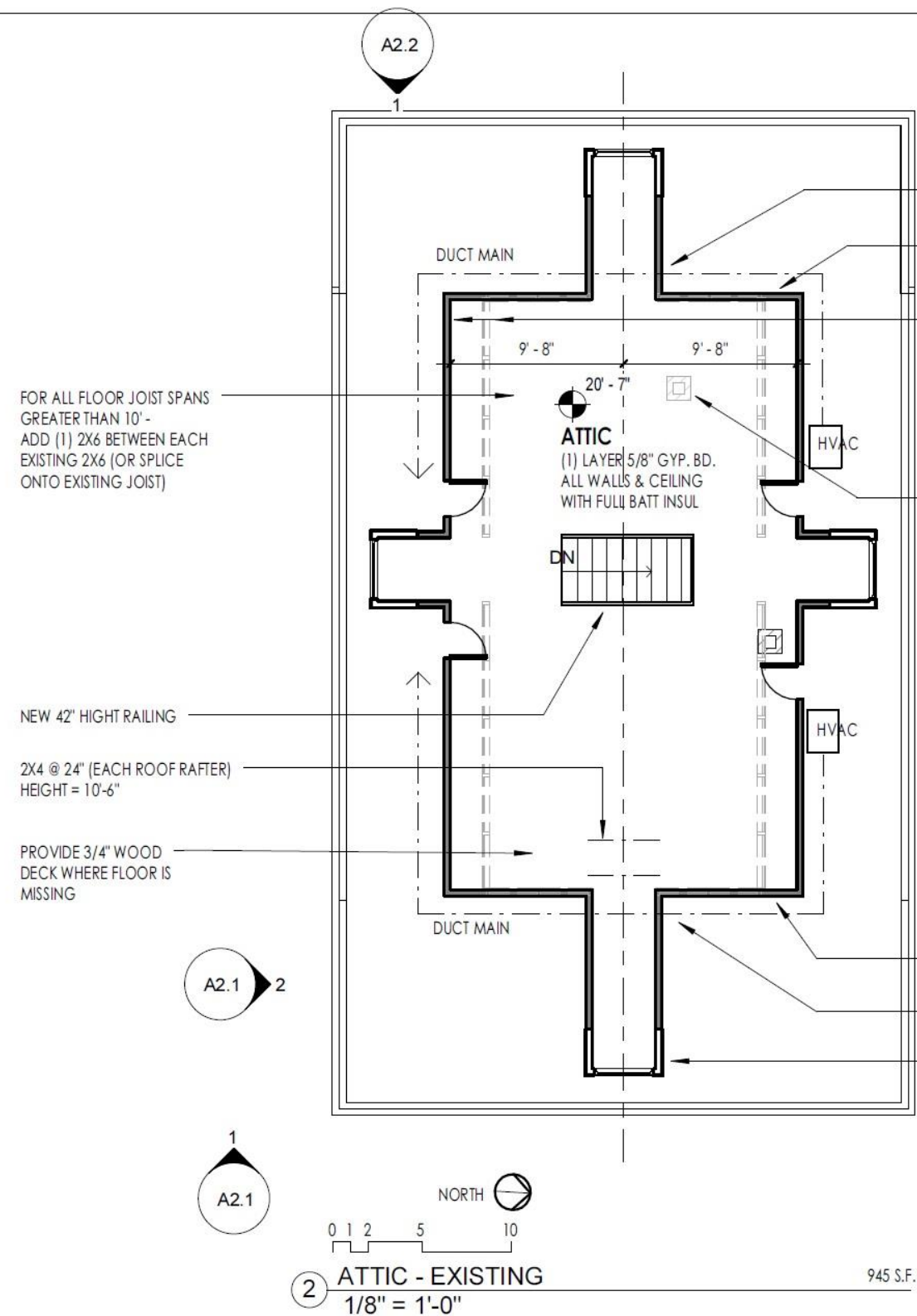


MWF CONSTRUCTION

BOOHER HOUSE
2428 SOUTH LOUISIANA STREET, LITTLE ROCK, ARKANSAS

BASEMENT & FIRST FLOOR PLANS		
Project number	16012	A1.1
Date	07 NOV 16	
Revised	-	
		Scale 1/8" = 1'-0"

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MWF CONSTRUCTION

BOOHER HOUSE
2428 SOUTH LOUISIANA STREET, LITTLE ROCK, ARKANSAS

SECOND & ATTIC FLOOR PLANS

Project number 16012
Date 07 NOV 16
Revised Author

A1.2

Scale 1/8" = 1'-0"